

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address WEILAND GOLDEN GOODRICH LLP Jeffrey I. Golden, State Bar No. 133040 jgolden@wglp.com Beth E. Gaschen, State Bar No. 245894 bgaschen@wglp.com 650 Town Center Drive, Suite 600 Costa Mesa, California 92626 Telephone 714-966-1000 Facsimile 714-966-1002 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee Weneta M.A. Kosmala	FOR COURT USE ONLY
<p align="center">UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p>	
In re: GRACE BRADSHAW, Debtor(s).	CASE NO.: 8:20-bk-12013-ES CHAPTER: 7 <p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>

Sale Date: 06/16/2022	Time: 10:30 am
Location: United States Bankruptcy Court, Courtroom 5A, 411 West Fourth Street, Santa Ana, California 92701	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 06/02/2022

Description of property to be sold: All of the Estate's right, title and interest in the residential real property located at 12026 Wild Chamomile Street, Las Vegas, Nevada 89183. APN: 191-04-411-047.

Terms and conditions of sale: Subject to overbid. Earnest money deposit of \$8,500.00 required. Sale is "as is, where is," with no warranties or guaranties of any kind. Offer must be non-contingent and "all cash" to the estate (i.e. buyer has immediately available third-party funding). Sale is subject to Bankruptcy Court approval. Other terms and conditions apply; see attached notice of hearing and the motion on file with the Clerk of Court.

Proposed sale price: \$ 375,000.00

Overbid procedure (if any): Overbid increments: \$5,000.00 initial / \$1,000.00 thereafter. \$8,500.00 earnest money deposit.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Sale Date: June 16, 2022 at 10:30 a.m.
Location (hearing to be conducted using ZoomGov audio and video)
United States Bankruptcy Court
Central District of California, Santa Ana Division
411 W. Fourth Street, Courtroom 5A
Santa Ana, CA 92701

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Debbie Priebe, Broker
Elegant Properties
170 S. Green Valley Pkwy #200
Henderson, NV 89012
702-990-4373; 702-534-6357 efax
debpriebe@sss-lv.com

Date: 05/26/2022

Overbid Procedures - Case No. 8:20-bk-12013-ES

The Trustee proposes the following procedure to allow for overbids prior to the Court's approval of the Sale to ensure the Property is sold for the best possible price:

1. Qualifying bidders ("Qualifying Bidder") shall:
 - a. Bid at least \$380,000.00 in cash for the Property;
 - b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Purchase Agreement attached to the Motion as **Exhibit 4**;
 - c. Be financially qualified, in the Trustee's exercise of her sound business judgment, to close the Sale as set forth in the Purchase Agreement;
 - d. Submit an offer that does not contain any contingencies to closing the Sale, including, but not limited to, financing, inspection, or repair contingencies;
 - e. Submit a cash deposit in the amount of \$8,500.00 (\$3,500.00 plus \$5,000.00) ("Overbid Deposit") payable to Weneta M.A. Kosmala, Chapter 7 Trustee for the Bankruptcy Estate of Grace Bradshaw, in the form of a cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee's counsel (at the address shown in the upper left-hand corner of the first page of this Motion) by no later than **4:00 p.m.**, Pacific Standard Time, the day prior to the scheduled hearing ("Overbid Deadline"). In her absolute and sole

discretion, the Trustee shall have the right to accept additional overbids submitted prior to the hearing but after the Overbid Deadline.

2. At the hearing on the Motion, only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.

3. Any incremental bid in the bidding process shall be at least \$1,000.00 higher than the prior bid.

4. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder ("Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the Sale. At the hearing on the Motion, and upon conclusion of the bidding process, the Trustee may also acknowledge a back-up bidder ("Back-Up Bidder") which shall be the bidder with the next best bid. Should the Successful Bidder fail to close escrow on the Sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further Court order.

5. Overbids shall be all cash and no credit, other than the Overbid Deposit, shall be given to the purchaser or overbidder(s).

6. Upon the conclusion of the auction, any Overbid Deposits, other than the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be promptly returned. The deposit of the Back-Up Bidder will be returned promptly following the close of escrow for the Sale of the Property to the Successful Bidder.

1 Jeffrey I. Golden, State Bar No. 133040
jgolden@wglp.com
2 Beth E. Gaschen, State Bar No. 245894
bgaschen@wglp.com
3 **WEILAND GOLDEN GOODRICH LLP**
650 Town Center Drive, Suite 600
4 Costa Mesa, California 92626
Telephone 714-966-1000
5 Facsimile 714-966-1002

6 Counsel for Chapter 7 Trustee
Weneta M.A. Kosmala
7

8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

10 In re
11 GRACE BRADSHAW,
12 Debtor.

Case No. 8:20-bk-12013-ES

Chapter 7

**NOTICE OF HEARING ON CHAPTER 7
TRUSTEE'S MOTION FOR ORDER:**

- 13 (1) **AUTHORIZING SALE OF REAL PROPERTY**
14 **FREE AND CLEAR OF LIENS, CLAIMS, AND**
15 **INTERESTS PURSUANT TO 11 U.S.C.**
16 **§§ 363(b) AND (f);**
17 (2) **APPROVING OVERBID PROCEDURES;**
18 (3) **APPROVING BUYER, SUCCESSFUL**
19 **BIDDER, AND BACK-UP BIDDER AS GOOD-**
20 **FAITH PURCHASER PURSUANT TO**
21 **11 U.S.C. § 363(m); AND**
22 (4) **AUTHORIZING PAYMENT OF UNDISPUTED**
23 **LIEN, REAL ESTATE BROKER'S**
24 **COMMISSIONS AND OTHER ORDINARY**
25 **COSTS OF SALE**

[12026 Wild Chamomile Street, Las Vegas,
Nevada 89183; APN: 191-04-411-047]

Remote Hearing:

DATE: June 16, 2022

TIME: 10:30 a.m.

PLACE: Courtroom 5A

**411 West Fourth Street
Santa Ana, California 92701**

(Hearing to be conducted using ZoomGov
audio and video)

TO THE DEBTOR, CREDITORS, OFFICE OF THE UNITED STATES TRUSTEE AND ALL PARTIES IN INTEREST:

PLEASE TAKE NOTICE that on **June 16, 2022, at 10:30 a.m.** in the United States Bankruptcy Court for the Central District of California, Santa Ana Division, located at 411 W. Fourth Street, Santa Ana, California, in Courtroom 5A, the Court will hold a hearing on the *Motion for Order: (1) Authorizing Sale of Real Property Free and Clear of Liens, Claims, and Interests Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful Bidder, and Back-up Bidder as Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m); and (4) Authorizing Payment of Undisputed Lien, Real Estate Broker's Commissions and Other Ordinary Costs of Sale ("Motion")*¹ filed by Weneta M.A. Kosmala, the chapter 7 trustee ("Trustee") for the bankruptcy estate ("Estate") of Grace Bradshaw ("Debtor"), which seeks an order:

1. finding that notice of the Motion was proper and adequate;
2. finding that title to the Property, which is held by Grace J. Song as her sole and separate property, is property of the Estate, and the Trustee may sell the Property for the benefit of the Estate's creditors;
3. finding that the Trustee's marketing of the Property was adequate and proper;
4. approving the Purchase Agreement (defined below) and the sale of the real property located at 12026 Wild Chamomile Street, Las Vegas, Nevada 89183, APN: 191-04-411-047 ("Property"), as is, where is, with all faults, without warranty or recourse, but free and clear of any and all liens, claims, and interests (described below), together with all improvements, as well as all easements and appurtenances pursuant to 11 U.S.C. §§ 363(b) and (f);
 - a. to Kanwal Javed and Arshad Yousaf and/or assigns (together, "Buyer"), whose address is 3940 Algonquin Drive #116, Las Vegas, Nevada 89119, for \$375,000.00 ("Purchase Price") pursuant to the terms of the *Residential Purchase Agreement (Joint Escrow Instructions), Addendum No. 1 and Residential Purchase Agreement Addendum* (together, "Purchase Agreement") attached as Exhibit 4 to the Motion; or
 - b. to the successful bidder whose purchase offer for the Property is accepted by the Trustee at the hearing on the Motion;
5. approving the overbid procedures set forth in the Motion as summarized below;
6. approving the Buyer, the successful bidder, and the back-up bidder as a "good faith" purchaser under § 363(m) of the Bankruptcy Code;
7. authorizing the return of any Overbid Deposit without further court order to those whose bids are not deemed to be the Successful Bid;

¹ All capitalized terms have the same meaning or definition as the capitalized terms in the Motion.

8. authorizing the Trustee to pay, from the Net Proceeds, any tax liability to the Estate from the sale;

9. authorizing the Trustee to pay, through escrow, from the proceeds of the sale and without further order of the Court: (1) any undisputed portion of the PNC Lien; (2) real property taxes and assessments prorated as of the close of escrow; (3) the broker's commission; and (4) any escrow fees, title insurance premiums and other ordinary and typical closing costs and expenses payable by the Trustee pursuant to the Purchase Agreement or in accordance with local custom;

10. determining that the sales proceeds remaining after payment of the items set forth above ("Net Proceeds") will not be disbursed without further order of this Court;

11. authorizing the Trustee to take any and all necessary actions to consummate the sale of the Property;

12. waiving any requirements for lodging periods of the order approving the Motion imposed by Local Bankruptcy Rule 9021-1 and any other applicable bankruptcy rules; and

13. waiving the stay of the order approving the Motion imposed by Federal Rule of Bankruptcy Procedure 6004(h) and any other applicable bankruptcy rules.

The Trustee is informed by the Estate's accountant there will likely be a capital gain on the Sale of approximately \$27,000.00 in federal and state taxes which may be offset by the Estate's costs of administration which are estimated to ultimately reduce the Estate's tax liability to approximately \$17,000.00. Any tax liability to the Estate will be paid from the Net Proceeds. The Estate is still expected to receive a substantial distribution from the Sale despite any tax liability.

PLEASE TAKE FURTHER NOTICE that the Trustee seeks to sell the Property free and clear of any and all liens, claims, and interests. According to the Preliminary Report prepared by First American Title Company² ("First American") with an effective date of July 6, 2021 ("Title Report"), a copy of which is attached to the Motion, the following relevant items have been recorded against the Property:

Item 29 – a deed of trust to secure an original indebtedness of \$165,870.00 owing to Mortgage Electronic Registration Systems, Inc., solely as nominee for Franklin American Mortgage Company, a Tennessee Corporation, recorded May 9, 2016, in Book 20160509 as Instrument No. 02433,³ the beneficial interest of which was assigned to PNC Bank, National Association by Assignment recorded August 6, 2020, in Book No. 20200806 as Instrument No. 00229 of Official Records ("PNC Lien").

Item 30 – a deed dated May 6, 2016, executed by Allan Martin and Katherine Martin, husband and wife, as community property with rights of survivorship to Grace J. Song, a single woman, recorded May 9, 2016, in Book 20160509 as Instrument No. 02432 of Official Records.

² First American is providing both title and escrow services.

³ The Trustor is Grace J. Song, a single woman.

The PNC Lien is undisputed. The Trustee is informed by First American that the approximate balance of the PNC Lien is \$154,564.00. Pursuant to the Purchase Agreement, real property taxes and assessments are to be prorated between the Trustee and the Buyer through escrow as of the closing.

The Trustee reserves the right to object to the validity, scope and priority of any disputed liens, claims and interest that have been or will be asserted against the Property.

Below is a calculation of the approximate net sale proceeds to the Estate:

Purchase Price	\$375,000.00
Loan Payoff	- 154,564.00
Broker commission	- 22,500.00
Title, taxes, recording, escrow and other charges	- 4,479.23
Prorations/adjustments	+ 4.86
Approximate Net proceeds	=193,461.63

PLEASE TAKE FURTHER NOTICE that all overbids must be in writing and must be submitted to the Trustee's counsel whose address is listed in the top left hand corner of the first page of the instant Notice. Overbids are due by 4:00 p.m., Pacific Standard Time, the day prior to the scheduled hearing.

PLEASE TAKE FURTHER NOTICE that the overbid procedures sought to be approved by the Court are as follows:

1. Qualifying bidders ("Qualifying Bidder") shall:
 - a. Bid at least \$380,000.00 in cash for the Property;
 - b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Purchase Agreement attached to the Motion as Exhibit 4;
 - c. Be financially qualified, in the Trustee's exercise of her sound business judgment, to close the Sale as set forth in the Purchase Agreement;
 - d. Submit an offer that does not contain any contingencies to closing the Sale, including, but not limited to, financing, inspection, or repair contingencies;
 - e. Submit a cash deposit in the amount of \$8,500.00 (\$3,500.00 plus \$5,000.00) ("Overbid Deposit") payable to Weneta M.A. Kosmala, Chapter 7 Trustee for the Bankruptcy Estate of Grace Bradshaw, in the form of a cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee's counsel (at the address shown in the upper left hand corner of the first page of this Motion) by no later than **4:00 p.m.**, Pacific Standard Time, the day prior to the scheduled hearing ("Overbid Deadline"). In her absolute and sole discretion, the Trustee shall have the right to accept additional overbids submitted prior to the hearing but after the Overbid Deadline.
2. At the hearing on the Motion, only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.
3. Any incremental bid in the bidding process shall be at least \$1,000.00 higher than the prior bid.

4. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder ("Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the Sale. At the hearing on the Motion, and upon conclusion of the bidding process, the Trustee may also acknowledge a back-up bidder ("Back-Up Bidder") which shall be the bidder with the next best bid. Should the Successful Bidder fail to close escrow on the Sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further Court order.

5. Overbids shall be all cash and no credit, other than the Overbid Deposit, shall be given to the purchaser or overbidder(s).

6. Upon the conclusion of the auction, any Overbid Deposits, other than the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be promptly returned. The deposit of the Back-Up Bidder will be returned promptly following the close of escrow for the Sale of the Property to the Successful Bidder.

The Motion is based upon the Memorandum of Points and Authorities, the Declarations of Weneta M.A. Kosmala, Deborah Priebe, Kanwal Javed and Arshad Yousaf, and the Exhibits attached to the Motion, all pleadings, papers and records on file with the Court, and on such other evidence, oral or documentary, as may be presented to the Court at the time of the hearing on the Motion.

Judge Smith will conduct the hearing remotely using ZoomGov audio and video. Video and audio connection information for the hearing will be provided on Judge Smith's publicly posted hearing calendar, which may be viewed online at: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=ES> and selecting "Judge Smith" from the tab on the left side of the page.

Your Rights May Be Affected. You should read these papers carefully and discuss them with your attorney, if you have one. (If you do not have an attorney, you may wish to consult one.)

Deadline for Opposition Papers. The Motion is being heard on regular notice pursuant to LBR 9013-1. If you wish to oppose the Motion, you must file a written response with the Court and serve a copy of it upon the Movant or Movant's attorney at the address set forth above no less than **14 days** prior to the above hearing date. If you fail to file a written response to the Motion within such time period, the Court may treat such failure as a waiver of your right to oppose the Motion and may grant the requested relief.

Hearing Date Obtained Pursuant to Judge's Self-Calendaring Procedure. The undersigned hereby verifies that the above hearing date and time were available for this type of Motion according to the judge's self-calendaring procedures.

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PLEASE TAKE FURTHER NOTICE that any party requesting a copy of the Motion or any supporting documents filed with the Court with respect to the Motion may contact counsel for the Trustee, Beth E. Gaschen, Weiland Golden Goodrich LLP by email at bgaschen@wglp.com, by mail at 650 Town Center Drive, Suite 600, Costa Mesa, California 92626, or by telephone at (714) 966-1000.

Dated: May 26, 2022

WEILAND GOLDEN GOODRICH LLP

By: /s/ Beth E. Gaschen
JEFFREY I. GOLDEN
BETH E. GASCHEN
Attorneys for Chapter 7 Trustee,
Weneta M.A. Kosmala

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
650 Town Center Drive, Suite 600
Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled (*specify*): Notice of Hearing of Chapter 7 Trustee's Motion For Order: (1) Authorizing Sale Of Real Property Free And Clear Of Liens, Claims, And Interests Pursuant To 11 U.S.C. §§ 363(B) And (F); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful Bidder, And Back-Up Bidder As Goodfaith Purchaser Pursuant To 11 U.S.C. § 363(M); And (4) Authorizing Payment Of Undisputed Lien, Real Estate Broker's Commissions And Other Ordinary Costs Of Sale will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) May 26, 2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Reem J Bello rbello@goeforlaw.com, kmurphy@goeforlaw.com
Chad L Butler caecf@tblaw.com
Beth Gaschen bgaschen@wgllp.com,
kadele@wgllp.com;cbmeeker@gmail.com;cyoshonis@wgllp.com;lbracken@wgllp.com;bgaschen@ecf.courtdrive.com;gestrada@wgllp.com
Jeffrey I Golden jgolden@wgllp.com, kadele@ecf.courtdrive.com;cbmeeker@gmail.com;lbracken@wgllp.com;gestrada@wgllp.com
Joon M Khang joon@khanglaw.com
Weneta M.A. Kosmala (TR) ecf.alert+Kosmala@titledexi.com,
wkosmala@txitrustee.com;dmf@txitrustee.com;kgeorge@kosmalalaw.com
Erin P Moriarty emoriarty@kosmalalaw.com,
wkosmala@kosmalalaw.com;jfountain@kosmalalaw.com;weneta.kosmala@7trustee.net
Edward A Treder cdcaecf@bdfgroup.com
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
Robert P Zahradka rzahradka@nationalfunding.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) May 26, 2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Grace Bradshaw
8196 E. Brookdale Lane
Anaheim, CA 92807-2526
Debtor

Grace Bradshaw
12026 Wild Chamomile
Las Vegas, NV 89183
Debtor

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) May 26, 2022, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page


I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

5/26/2022

Date

Gloria Estrada

Printed Name


Signature

SERVED BY EMAIL:

tbrisco@firstam.com
debpriebe@sss-lv.com
merri@merriperriteam.com

SERVED BY CERTIFIED MAIL:

PNC Bank, National Association
Attn: Officer
222 Delaware Ave
Wilmington, DE 19801

SERVED BY UNITED STATES MAIL:

First American Title Insurance Company
Tracey Brisco
File No. 107-2652831
9139 Russell Road, Suite 100
Las Vegas, NV 89148

Debbie Priebe, Sr. Vice President
Elegant Properties
170 S. Green Valley Pkwy. #200
Henderson, NV 89012

Kanwal Javed
Arshad Yousaf
3940 Algonquin Drive Apt. 116
Las Vegas, NV 89119

Merri Perri
Realty One Group Inc.
10750 West Charleston #180
Las Vegas, NV 89135

PNC Bank
Attn: Officer
PO Box 1820
Dayton, OH 45401

PNC Mortgage
Attn: Officer
3232 Newmark Drive, B6-YM09-02-4
Miamisburg, OH 45342

PNC BANK RETAIL LENDING
ATTN: OFFICER
P O BOX 94982
CLEVELAND OH 44101-4982

Clark County Treasurer
Office of the County Treasurer
500 S. Grand Central Pkwy
Box 551220
Las Vegas, NV 89155-1220

United States Trustee (SA)
411 W Fourth St., Suite 7160
Santa Ana, CA 92701-4500

~~Andrew Bradshaw~~
~~8196 E. Brookdale Lane~~
~~Anaheim, CA 92807~~
MAIL RETURNED 12/9/21

ADT
PO Box 371878
Pittsburgh, PA 15250-7878

Andrew Bradshaw
11308 Seaside Lane
Frisco, TX 75035-3667

Catellus Southgate LLC
66 Franklin St, Ste 200
Oakland, CA 94607-3726

Citi Costco Visa
PO Box 790057
Saint Louis, MO 63179-0057

Crossroads Capital
1850 S. Sepulveda Blvd.
Los Angeles, CA 90025-4379

Grubhub
12100 Washington Blvd
Los Angeles, CA 90066-5502

LVNV Funding, LLC
Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587

(p)PNC BANK RETAIL LENDING
P O BOX 94982
CLEVELAND OH 44101-4982

Sysco Los Angeles, Inc
20701 East Currier Rd
Walnut, CA 91789-2904

Santa Ana Division
411 West Fourth Street, Suite 2030,
Santa Ana, CA 92701-4500

Baycap Commercial Finance
250 N. Harbor Dr.
Redondo Beach, CA 90277-2585

(p)JPMORGAN CHASE BANK N A
BANKRUPTCY MAIL INTAKE TEAM
700 KANSAS LANE FLOOR 01
MONROE LA 71203-4774

Citibank, N.A.
5800 S Corporate Pl
Sioux Falls, SD 57108-5027

Ecolab
1 Ecolab Place
Saint Paul, MN 55102-2739

JPMorgan Chase Bank, N.A.
s/b/m/t Chase Bank USA, N.A.
c/o National Bankruptcy Services, LLC
P.O. Box 9013
Addison, Texas 75001-9013

Lakeview Loan Servicing LLC
PO Box 8068
Virginia Beach, VA 23450-8068

TCF National Bank
1405 Xenium Lane N
Plymouth, MN 55441-4402

ABC Liquor
3927 Lennane Dr, Ste 100
Antelope, CA 95834-2917

Amerihome Mortgage
PO Box 77404
Ewing, NJ 08628-6404

Better Chains
5318 E. 2nd St
Long Beach, CA 90803-5324

Chownow
12181 Bluff Creek Dr., #200
Los Angeles, CA 90094-3232

Coca Cola
PO Box 1578
Atlanta, GA 30301-1578

Evalon
73 Chapman Hwy
Knoxville, TN 37920

Kabbage
PO Box 77081
Atlanta, GA 30357-1081

Nvitas
201 Executive Center Dr., Ste 100
Columbia, SC 29210-8410

South Coast AQMD
PO Box 4943
Diamond Bar, CA 91765-0943

(p)US BANK
PO BOX 5229
CINCINNATI OH 45201-5229

Verizon
by American InfoSource as agent
PO Box 4457
Houston, TX 77210-4457

(p)WENETA M KOSMALA
C/O LAW OFFICES OF WENETA M A KOSMALA
4425 JAMBOREE RD SUITE 183
NEWPORT BEACH CA 92660-3010

Triumph Property Management Corp.
c/o Troy L. Isaacson, Esq.
Isaacson Law
Las Vegas, NV 89144

Triumph Property Management Corp
9030 W. Sahara Ave., Suite 668
Las Vegas, NV 89117

~~Allen Matkins, et al.~~
~~1900 Main St, 5th Floor~~
~~Studio City, CA 91614~~
MAIL RETURNED 06.16.21

~~Sofi~~
~~PO Box 734297~~
~~Dallas, TX 75373-4297~~
RETURNED MAIL 7/12/21

~~US Foods~~
~~Los Angeles, CA 90074-0001~~

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
650 Town Center Drive, Suite 600
Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) May 26, 2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Reem J Bello rbello@goeforlaw.com, kmurphy@goeforlaw.com
Chad L Butler caecf@tblaw.com
Beth Gaschen bgaschen@wgllp.com,
kadele@wgllp.com;cbmeeker@gmail.com;cyoshonis@wgllp.com;lbracken@wgllp.com;bgaschen@ecf.courtdrive.com;gestrada@wgllp.com
Jeffrey I Golden jgolden@wgllp.com, kadele@ecf.courtdrive.com;cbmeeker@gmail.com;lbracken@wgllp.com;gestrada@wgllp.com
Joon M Khang joon@khanglaw.com
Weneta M.A. Kosmala (TR) ecf.alert+Kosmala@titledexi.com,
wkosmala@txitrustee.com;dmf@txitrustee.com;kgeorge@kosmalalaw.com
Erin P Moriarty emoriarty@kosmalalaw.com,
wkosmala@kosmalalaw.com;jfountain@kosmalalaw.com;weneta.kosmala@7trustee.net
Edward A Treder cdcaecf@bdfgroup.com
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
Robert P Zahradka rzahradka@nationalfunding.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) May 26, 2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page


3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) May 26, 2022, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

5/26/2022
Date

Gloria Estrada
Printed Name


Signature